

64-20

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

GARRETT S. HOAG  
JOHN L. HAYDEN  
DANA T. LOWELL

KATHARINE E. TOY, CLERK  
TELEPHONE  
CE. 5-1664

Petition of Lydia Behrend

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:15 p.m. on May 21, 1964, on the petition of Lydia Behrend requesting permission to teach music in the form of private individual lessons for both organ and piano in her residence at 4 Wedgewood Road, as provided under Section II 8 (b) of the Zoning By-law.

The petitioner spoke in support of her petition.

The following persons spoke in support of the petition at the hearing: Robert V. Varo, 8 Wedgewood Road, Eric Behrend, 4 Wedgewood Road, and Gloria A. Hay, 26 Massasoit Road.

Letters of approval were received from Francis D. Whiting, 9 Wedgewood Road, and Mrs. George W. Cunnan, 18 Linwood Road.

On April 9, 1964, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Statement of Facts

The property involved is located within a single-residence district requiring a minimum lot area of 15,000 square feet.

The petitioner seeks permission to teach organ and piano lessons in her home. She has twenty-three pupils and all but five come to her home for their lessons. The majority of these pupils are grade-school age living in the immediate neighborhood who either walk or ride bicycles to and from their lessons. Only seven are driven by their parents in cars.

The petitioner stated that she is a graduate of the Conservatory of Music, is married and has children of her own. For these reasons she would like to be able to continue instructing the pupils in her home, some of whom she has been instructing for three or four years consecutively. Prior to her being informed by the Building Inspector that he had received numerous complaints from her neighbors that she was violating the law, she was not aware that she was violating the Zoning By-law. There is no sign outside for advertising purposes and we anticipate that the noise will not be disturbing to the neighbors.

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MAY 21 1964  
TOWN CLERK'S OFFICE

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Decision

In the opinion of this Board the use of the property as outlined by the petitioner, should not substantially reduce the value of any property within the district, and will not otherwise be injurious, obnoxious, or offensive to the neighborhood.

Approximately only seven cars a week bring pupils to and from their lessons which should not create a traffic hazard and very little noise should result from the classes, as instructions are given individually inside the house with the windows closed during the instruction period.

Accordingly, the Board grants the requested permission under the provisions of Section II 8 (b) of the Zoning By-law subject to the following conditions:

1. That classes shall comprise not more than twenty-five pupils.
2. That individual instructions only shall be given.
3. That this permit shall be personal to the petitioner, may not be transferred and may be terminated by this Board without notice or hearing.

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 SEP 11 11 23 AM '33

*Garrett S. Hoag*  
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 Garrett S. Hoag

*John L. Hayden*  
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 John L. Hayden

*Dana P. Lowell*  
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 Dana P. Lowell

Filed with Town Clerk \_\_\_\_\_